

**CITY OF SAN DIEGO  
M E M O R A N D U M**

DATE: December 5, 2008

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "Black Mountain Ranch East Clusters Unit No. 2"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Black Mountain Ranch East Clusters Unit No. 2". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for January 5, 2009.

**NOTICE of Pending Final Map Approval**

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "Black Mountain Ranch East Clusters Unit No. 2" (T.M No. 99-1054 PTS No. 146178) located at the northerly terminus of Valle Del Sur Court, northwesterly of Carmel Valley Road and I-15 in the Black Mountain Ranch Community Plan area in Council District 1, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Greg Hopkins at (619) 446-5291.

cc: W.O. 430044 PTS 146178

Attachment: Vicinity map, reduced copy of map

# MAP NO.

## SHEET 1 OF 7 SHEETS

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND ENCOMPASSED WITHIN THE SUBDIVISION TO BE KNOWN AS BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 2, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

WE (I) HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENTS FOR GENERAL UTILITY AND ACCESS PURPOSES OVER, UNDER, UPON, AND ACROSS A PORTION OF LOTS 21 THROUGH 48 AND LOTS 'M', 'N', 'O', 'P', 'Q', 'R', 'S', SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND IDENTIFIED AS "GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON" INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE, AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED IN OR ON SAID EASEMENT, AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THE PROPERTIES WITHIN THIS SUBDIVISION OR THE OTHER ADJACENT LANDS FOR EMERGENCY PURPOSES; RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED, (1) THE CONTINUING USE OF THE SURFACE OF SAID REAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS: THE CHANGING OF THE SURFACE GRADE AND THE INSTALLATION OF PRIVATELY-OWNED UTILITIES, WHICH MAY INCLUDE SEWER AND WATER MAINS, WATER SERVICES AND SEWER LATERALS, CONDENSATION STORM, AND THE RIGHT TO MAINTAIN FIREARMS, ETC., SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, AND (2) THE RIGHT TO GRANT EASEMENTS TO SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC BELL TELEVISION ANTENNA COMPANY, OR OTHER PUBLIC OR FRANCHISED ENTITY PROVIDING MASTER TELEVISION ANTENNA SYSTEMS, PROVIDED THE LOCATION OF SUCH UTILITIES CONFORM TO THE LOCATION OF SIMILAR UTILITIES IN DEDICATED STREETS.

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY STRUCTURES TO CONSTRUCT, ERECT OR MAINTAIN FENCES, TO REMOVE LIVE TREES AND SHRUBS, TO CHANGE THE GRADE, OR TO OTHERWISE CHANGE THE OPEN SPACE CHARACTER OF THE LAND UNLESS APPROVED BY THE CITY, OVER, UPON OR ACROSS ALL OF LOTS 'M', 'O', 'P', 'Q', 'R', 'S' AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "OPEN SPACE EASEMENT GRANTED HEREON"; RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENTS HEREIN GRANTED THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES PROVIDED THE SAME ARE INSTALLED UNDERGROUND, AND THE RIGHT TO MAINTAIN FIREARMS, TRIM OR REMOVE BRUSH AND OTHERWISE PERFORM PREVENTIVE MEASURES REQUIRED BY THE FIRE DEPARTMENT TO PROTECT STRUCTURES AND OTHER IMPROVEMENTS FROM POTENTIAL FIRES. RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES, DESIGNATED AS "DRAINAGE EASEMENT GRANTED HEREON" AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION; RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUING USE OF THE SURFACE OF SAID REAL PROPERTY, AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY FENCES, MASONRY WALLS AND OTHER STRUCTURES, OR THE PLANTING OR GROWING OF TREES OR SHRUBS, OR CHANGING THE SURFACE GRADE, OR THE INSTALLATION OF PRIVATELY OWNED PIPELINE SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THIS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM DATE OF RECORDATION (SEE MUNICIPAL CODE 125.0131)

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# BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 2

BEING A SUBDIVISION OF PARCEL 6 OF PARCEL MAP NO. 18504, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 2000 AS FILE NO. 2000-377963, OFFICIAL RECORDS.

THE BUILDING RESTRICTED EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER PARCEL MAP NO. 18504 RECORDED JULY 18, 2000 IS NOT SHOWN WITHIN THIS MAP BECAUSE IT HAS BEEN ABANDONED AND VACATED PURSUANT TO SECTION 66434(d) OF THE SUBDIVISION MAP ACT.

THIS IS A MAP OF A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO MUNICIPAL CODE.

SUBDIVISION GUARANTEE FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 53041140-159

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHTS TO CONSTRUCT, ERECT OR MAINTAIN ANY ABOVE-GROUND ROOFED BUILDING OR COVERED STRUCTURE, EXCEPT AS PROVIDED FOR IN PLANNED DEVELOPMENT PERMIT NO. 99-1054, OVER, UPON OR ACROSS ALL OF LOTS 'M', 'O', AND 'P' AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "BUILDING RESTRICTED EASEMENT GRANTED HEREON"; RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUING USE OF SAID REAL PROPERTY FOR ANY PURPOSE EXCEPT AS HEREIN PROVIDED AND THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES PROVIDED THE SAME ARE INSTALLED UNDERGROUND. RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

BLACK MOUNTAIN RANCH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: FREDRIC J. MAAS  
PRESIDENT

UNIMOBILIAN MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED FEBRUARY 27, 2004 AS FILE NO. 2004-016805 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF CALIFORNIA)  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE \_\_\_\_\_

(PRINT NAME) \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66435, SUBSECTION (d) (3) (A) (D) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT REOPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

1. CITY OF SAN DIEGO, HOLDER OF GENERAL UTILITY AND ACCESS EASEMENT DESCRIBED IN DOCUMENT RECORDED \_\_\_\_\_ AS FILE NO. 2008-\_\_\_\_\_, O.R.

STATE OF CALIFORNIA)  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE \_\_\_\_\_

(PRINT NAME) \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON \_\_\_\_\_ AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

I FURTHER CERTIFY THAT THE EASEMENT LISTED HEREON AS BEING VACATED OR ABANDONED PURSUANT TO SECTION 66434(d) OF THE SUBDIVISION MAP ACT IS HEREBY VACATED OR ABANDONED BY THE RECORDATION OF THIS MAP ACCORDING TO CITY COUNCIL RESOLUTION NO. R-295030, ADOPTED JUNE 19, 2004.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

ELIZABETH MALAND, CITY CLERK

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. THE REQUEST OF BLACK MOUNTAIN RANCH, L.L.C. IN SEPTEMBER OF 2005. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWO YEARS OF THE RECORDATION OF THIS MAP UNLESS EXTENDED BY THE CITY ENGINEER, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. (SEE LEGEND SHEET 2).



PATRICK A. MCMICHAEL, L.S. 6187  
LICENSE EXPIRES 3-31-2010

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF, THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THE SUBDIVISION, OR PART THEREOF, SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF, IS SUBJECT TO A CONTINUING LIEN SECURING THE ANNUAL LEVY OF A SPECIAL TAX LEVIED PURSUANT TO THE PROVISIONS OF THE MELLO-ROOS COMMUNITY ACT OF 1982, AS AMENDED, BEING CHAPTER 2.5, PART 1, DIVISION 2, TITLE 5 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA. I FURTHER CERTIFY THAT THERE ARE NO LIENS AGAINST THE SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID SPECIAL TAXES, EXCEPT SPECIAL TAXES NOT YET PAYABLE.

I ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

AFSHIN OSKOL, CITY ENGINEER

BY: GREGORY P. HOPKINS, DEPUTY  
P.L.S. 7730

DATE: \_\_\_\_\_

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA  
CLERK OF THE BOARD  
OF SUPERVISORS

BY: \_\_\_\_\_  
DEPUTY

FILE NO. \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, AT \_\_\_\_\_, IN BOOK OF \_\_\_\_\_ AT PAGE \_\_\_\_\_, AT THE REQUEST OF PATRICK A. MCMICHAEL.

GREGORY J. SMITH  
COUNTY RECORDER

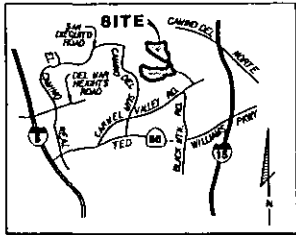
FEE: \$ 22.00

P. T. S. NO. 146178 CITY J.O. NO. 430044  
V. T. M. NO. 99-1054 L.C. 302-1729 CCS 83C 1942-6289

000057

# MAP NO.

SHEET 2 OF 7 SHEETS



VICINITY MAP  
NO SCALE

PARCEL 8  
PARCEL MAP  
NO. 18504

N 1945077.19  
E 6292.811.16  
EL. 373.7  
CONV. ANGLE 0°28'54.79"  
C.G.F. = 0.99995306

'A' FD 2" IP & DISK  
STAMPED 'LS 6187'  
PER MAP

## BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 2

### PROCEDURE OF SURVEY AND INDEX SHEET

N 1945211.38  
E 6293.458.29  
FD 2" IP & DISK STAMPED  
'LS 6187' PER MAP

CURVE TABLE		
No.	DELTA	RADIUS
C1	20°20'18"	424.00
C2	16°58'38"	476.00
C3	16°58'38"	422.00
C4	79°06'38"	198.00

COURSE TABLE		
No.	DIRECTION	LENGTH
L1	N 64°22'01" E	69.00
L2	N 42°36'38" W	24.59
L3	N 7°52'07" E	133.70
L4	N 56°57'50" W	83.81
L5	N 82°13'18" E	166.45
L6	N 64°51'43" E	140.65

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORD. SYSTEM, CCS 83, ZONE 6, EPOCH 1993.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN AUGUST 22, 2006 AT POINTS 'A' & 'B' AS SHOWN HEREON. POINTS 'A' & 'B' WERE ESTABLISHED FROM G.P.S. STATIONS #42 AND G.P.S. STATION #254, PER RECORD OF SURVEY NO. 14492.

THE BEARING FROM POINT 'A' TO POINT 'B' IS N 78°06'56"E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR (C.G.F.) AT STATION 'A' IS 0.99995306. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. ELEVATION AT POINT 'A' IS 373.7.

#### LEGEND

- (R) INDICATES RADIAL BEARING
- INDICATES SUBDIVISION BOUNDARY
- INDICATES FOUND MONUMENT AS NOTED
- ⊙ INDICATES 2" IRON PIPE MKD. 'LS 6187' SET PER BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 1 MAP NO. 18504 SET PRIOR TO THE RECORDATION OF THIS MAP
- ⊗ INDICATES WILL SET 2" X 24" IRON PIPE MKD. 'LS 6187'
- INDICATES SHEET LIMITS
- ① ② INDICATES FIRST AND LAST LOT NUMBERS, RESPECTIVELY
- (A) INDICATES GENERAL UTILITY & ACCESS EASEMENT GRANTED HEREON
- (B) INDICATES GENERAL UTILITY & ACCESS EASEMENT DEDICATED PER DOCUMENT RECORDED AS FILE NO. \_\_\_\_\_ D.R.
- (D) INDICATES DRAINAGE EASEMENT GRANTED HEREON

HOA INDICATES HOME OWNER'S ASSOCIATION

#### NOTES

1. ALL DISTANCES AND OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.
2. TOTAL NUMBER OF NUMBERED LOTS = 28
3. TOTAL NUMBER OF LETTERED LOTS = 10
4. TOTAL AREA OF SUBDIVISION = 58.270 ACRES
5. LOTS 'J', 'K' AND 'L' ARE PRIVATE DRIVEWAYS. THE RESPONSIBILITY FOR MAINTENANCE OF SAID DRIVEWAYS SHALL REMAIN WITH THE OWNER OF FEE TITLE OF SAID LAND AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING HEREIN BE CONSTRUED TO CONFIRM ANY RIGHTS TO THE GENERAL PUBLIC.
6. THE BUILDING RESTRICTED EASEMENT OVER PARCEL 6 OF PARCEL MAP 18504 IS VACATED HEREON.

#### MONUMENTATION NOTES

1. UNLESS OTHERWISE SHOWN ON THIS MAP:
  - A. ALL LOT CORNERS OF THIS MAP WILL BE MONUMENTED BY A 3/4" X 18" IRON PIPE WITH DISK STAMPED 'LS 6187'
  - B. LOT CORNERS ALONG THE SIDELINES OF DEDICATED STREET RIGHT-OF-WAY WILL BE MONUMENTED BY A LEAD AND DISK STAMPED 'LS 6187' SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 2.00 FEET IN THE SIDEWALK.
  - C. ALL POINTS OF CURVE OF THE SIDELINES OF DEDICATED STREETS WILL BE MONUMENTED BY A LEAD AND DISK STAMPED 'LS 6187' SET AT AN OFFSET OF 2.00 FEET IN THE SIDEWALK MEASURED RADIALLY.

PARCEL 8  
PARCEL MAP  
NO. 17995

PARCEL 5  
PARCEL MAP  
NO. 18504

PARCEL 7  
PARCEL MAP  
NO. 18504

GRAPHIC SCALE 1" = 200'

P.T.S. NO. 146178 CITY J.O. NO. 430044  
V.T.M. NO. 99-1054 L.C. 302-1729 CCS 83C 1942-6289

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J-14885

rickengineering.com  
Set Design Shading Screens Color Photo Tapes

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# MAP NO.

SHEET 3 OF 7 SHEETS

## BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 2

(SEE SHEET 5)

PARCEL 8  
PARCEL MAP  
NO. 18504

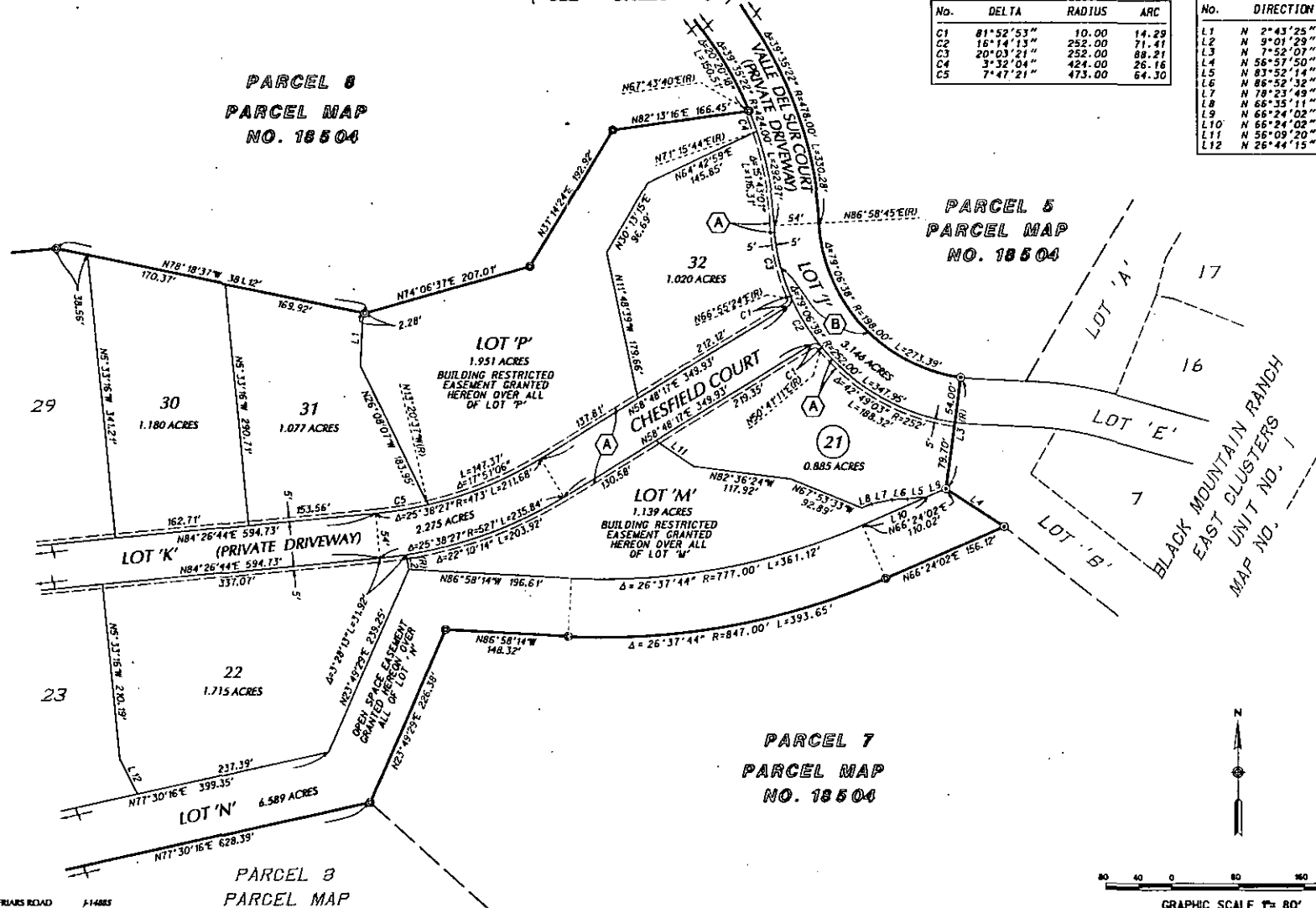
CURVE TABLE			
No.	DELTA	RADIUS	ARC
C1	81°52'53"	10.00	14.29
C2	16°14'13"	252.00	71.41
C3	20°03'21"	252.00	88.21
C4	3°32'04"	424.00	25.16
C5	7°47'21"	473.00	64.30

COURSE TABLE		
No.	DIRECTION	LENGTH
L1	N 2°43'25" E	64.44
L2	N 9°01'29" W	17.98
L3	N 7°52'07" E	133.70
L4	N 56°57'50" W	83.81
L5	N 83°52'14" E	24.65
L6	N 86°52'32" E	18.74
L7	N 78°23'45" E	24.90
L8	N 68°35'11" E	12.75
L9	N 66°24'02" E	24.00
L10	N 66°24'02" E	86.03
L11	N 56°09'20" W	55.16
L12	N 26°44'15" W	47.15

PARCEL 5  
PARCEL MAP  
NO. 18504

PARCEL 7  
PARCEL MAP  
NO. 18504

PARCEL 3  
PARCEL MAP  
NO. 17995



(SEE SHEET 4)

000059

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V.T.M. NO. 99-1054 L.C. 302-1729 CCS 83C 1942-6289

# MAP NO.

SHEET 4 OF 7 SHEETS

## BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 2

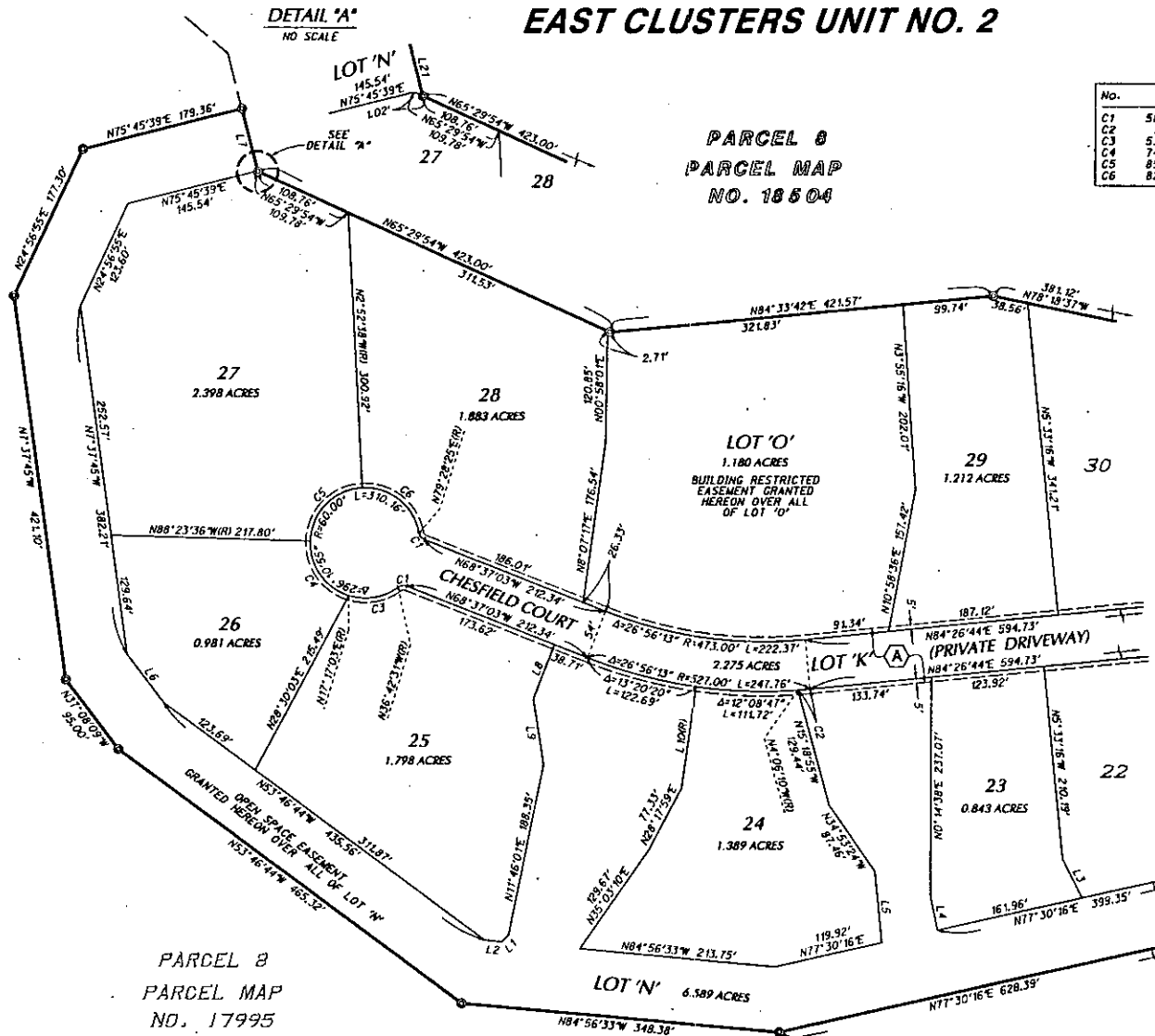
CURVE TABLE

No.	DELTA	RADIUS	ARC
C1	58°05'28"	10.00	10.14
C2	1°27'05"	527.00	13.35
C3	53°59'33"	60.00	56.54
C4	74°19'21"	60.00	77.83
C5	85°30'58"	60.00	89.55
C6	82°21'03"	60.00	86.24

COURSE TABLE

No.	DIRECTION	LENGTH
L1	N 42°33'37" E	10.72
L2	N 84°56'33" W	18.84
L3	N 26°44'15" W	47.15
L4	N 11°47'13" W	38.09
L5	N 5°35'18" W	77.69
L6	N 37°08'09" W	66.33
L7	N 14°25'15" W	70.64
L8	N 21°22'57" E	63.16
L9	N 8°56'37" W	72.29
L10	N 8°02'37" E	111.70

PARCEL 8  
PARCEL MAP  
NO. 18504



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J-14885

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San Diego

P. T. S. NO. 146178 CITY J. O. NO. 430044  
V. T. M. NO. 99-1054 L. C. 302-1729 CCS 83C 1942-6289

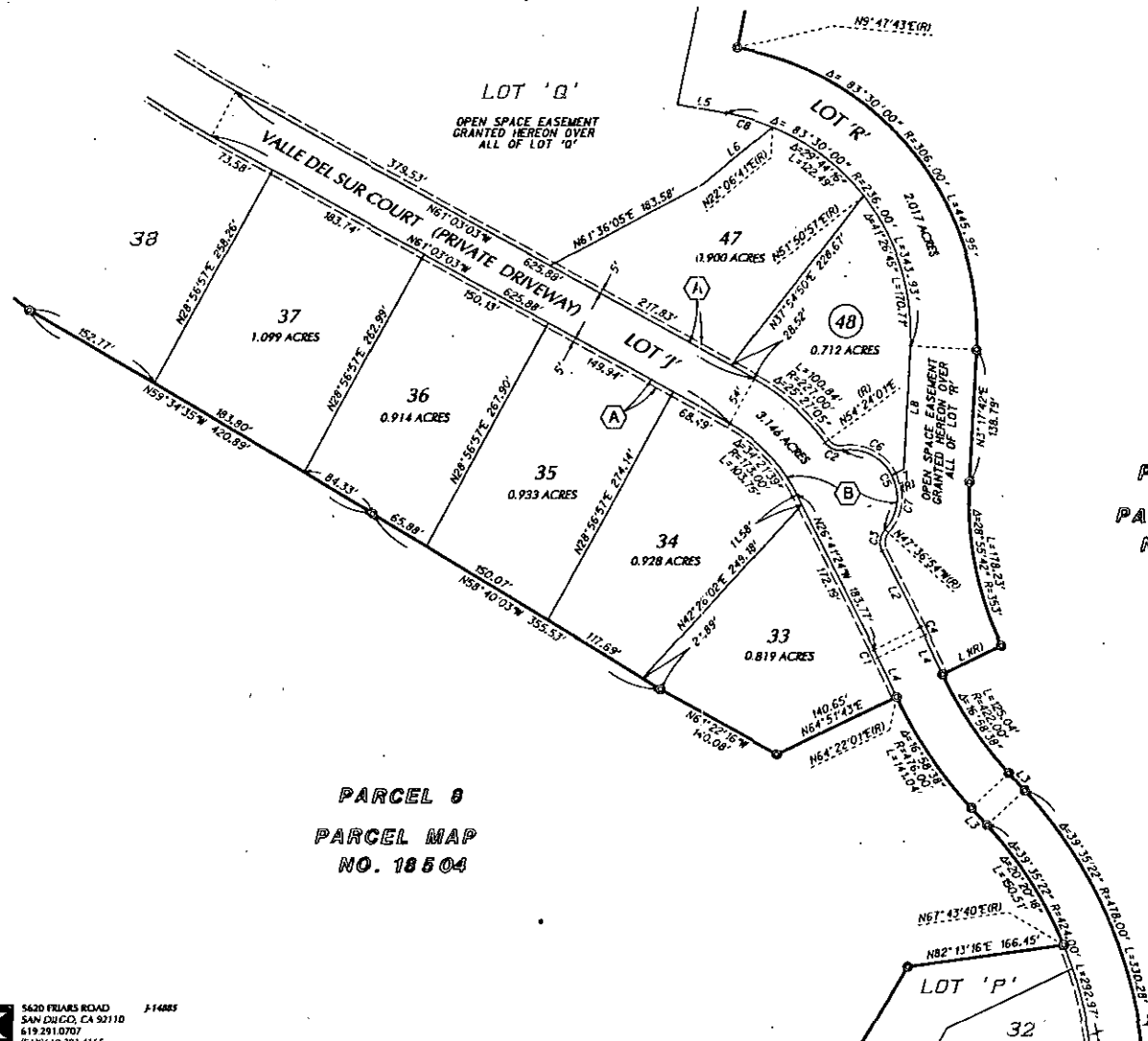
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MAP NO.

SHEET 5 OF 7 SHEETS

# BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 2

( SEE SHEET 6 )



PARCEL 3  
PARCEL MAP  
NO. 18504

PARCEL 5  
PARCEL MAP  
NO. 18504

COURSE TABLE

No.	DELTA	RADIUS	ARC
C1	1°03'25"	473.00	8.73
C2	62°45'21"	20.00	21.91
C3	69°04'31"	20.00	24.11
C4	1°03'25"	527.00	9.72
C5	140°44'56"	50.00	122.85
C6	70°39'35"	50.00	61.66
C7	70°04'51"	50.00	61.16
C8	12°18'58"	236.00	50.73

COURSE TABLE

No.	DIRECTION	LENGTH
L1	N 64°22'01" E	69.00
L2	N 28°41'24" W	90.20
L3	N 42°36'38" W	24.59
L4	N 25°37'59" W	45.46
L5	N 80°12'17" W	52.84
L6	N 50°17'35" E	94.73
L7	N 62°18'16" E	14.39
L8	N 3°17'42" E	129.26



GRAPHIC SCALE 1" = 80'

( SEE SHEET 3 )

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V.T.M. NO. 99-1054	L.C. 302-1729
CCS 83C	1942-6289

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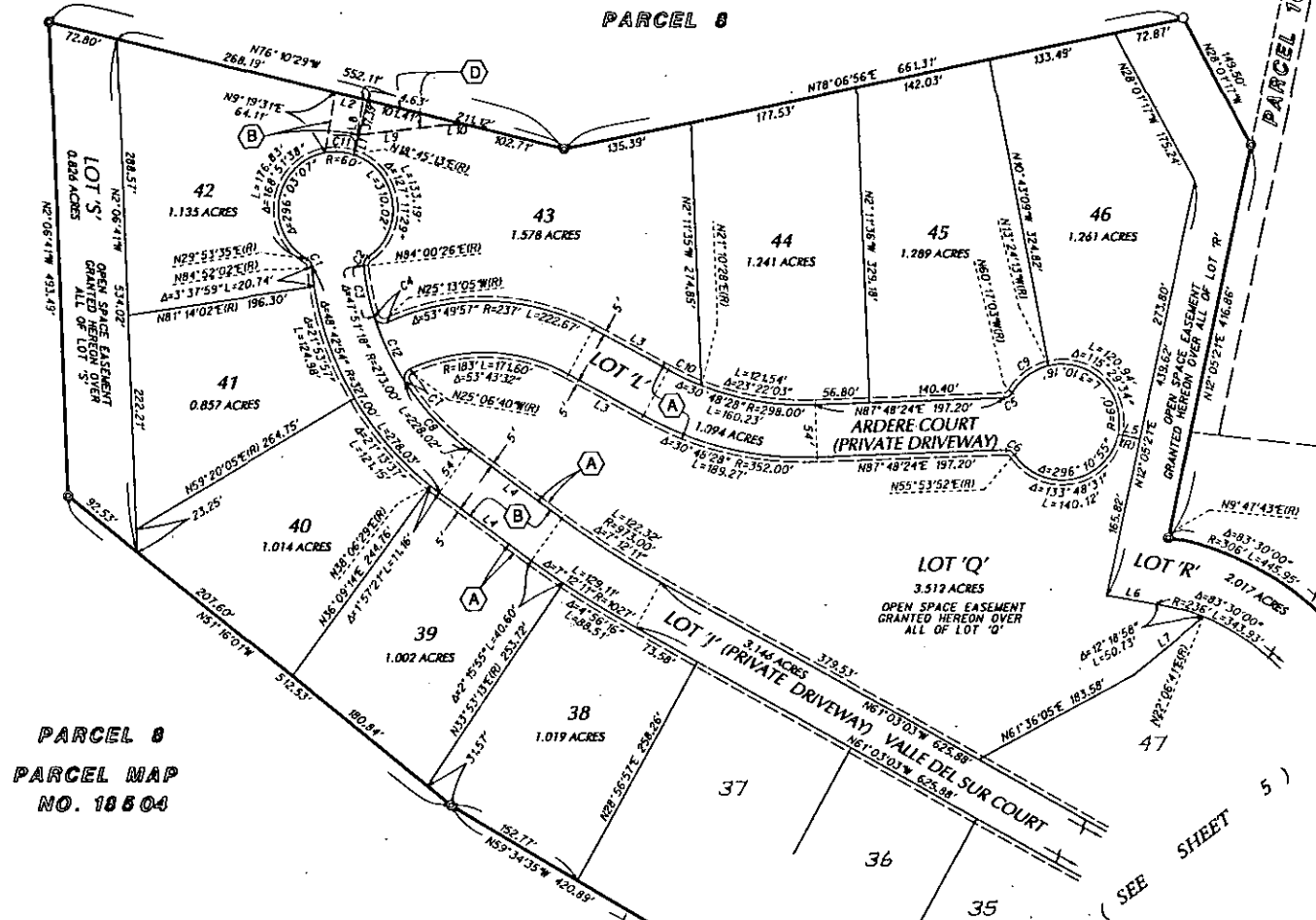
MAP NO.

SHEET 6 OF 7 SHEETS

# BLACK MOUNTAIN RANCH EAST CLUSTERS UNIT NO. 2

PARCEL MAP NO. 18504

PARCEL 8



CURVE TABLE

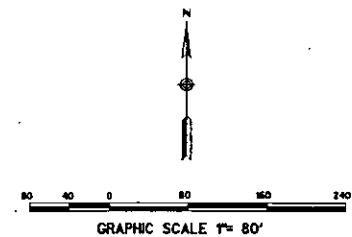
NO.	DELTA	RADIUS	ARC
C1	54°58'27"	10.00	9.59
C2	61°56'16"	10.00	10.81
C3	11°23'17"	273.00	54.26
C4	97°50'15"	10.00	17.08
C5	58°05'27"	10.00	10.14
C6	58°05'28"	10.00	10.14
C7	98°26'41"	10.00	17.18
C8	20°17'31"	273.00	96.69
C9	46°52'50"	60.00	49.09
C10	7°26'24"	298.00	38.70
C11	29°04'23"	60.00	30.44

COURSE TABLE

NO.	DIRECTION	LENGTH
L1	N 13°49'31" E	21.50
L2	N 76°10'29" W	30.09
L3	N 61°23'08" W	88.61
L4	N 53°50'52" W	118.87
L5	N 77°54'39" W	23.13
L6	N 80°12'17" W	52.84
L7	N 50°17'35" E	94.13
L8	N 9°19'31" E	59.07
L9	N 83°14'45" E	91.01
L10	N 89°16'40" E	23.83

PARCEL 5  
PARCEL MAP  
NO. 18504

PARCEL 6  
PARCEL MAP  
NO. 18504



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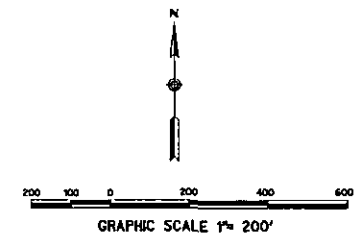
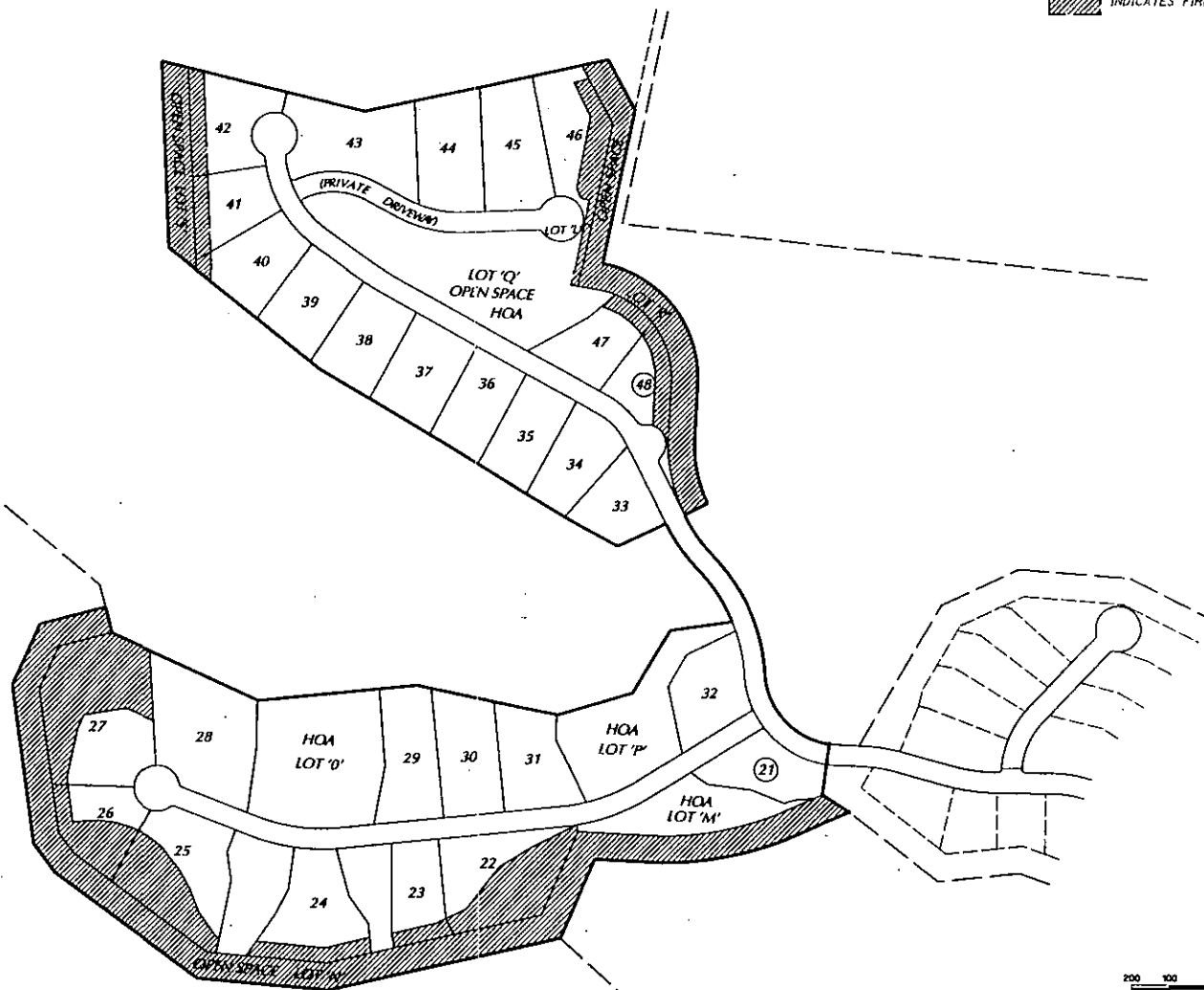
MAP NO. \_\_\_\_\_

SHEET 7 OF 7 SHEETS

**BLACK MOUNTAIN RANCH  
EAST CLUSTERS UNIT NO. 2  
NON-TITLE INFORMATION SHEET**

**LEGEND**

 INDICATES FIRE HAZARD AREA



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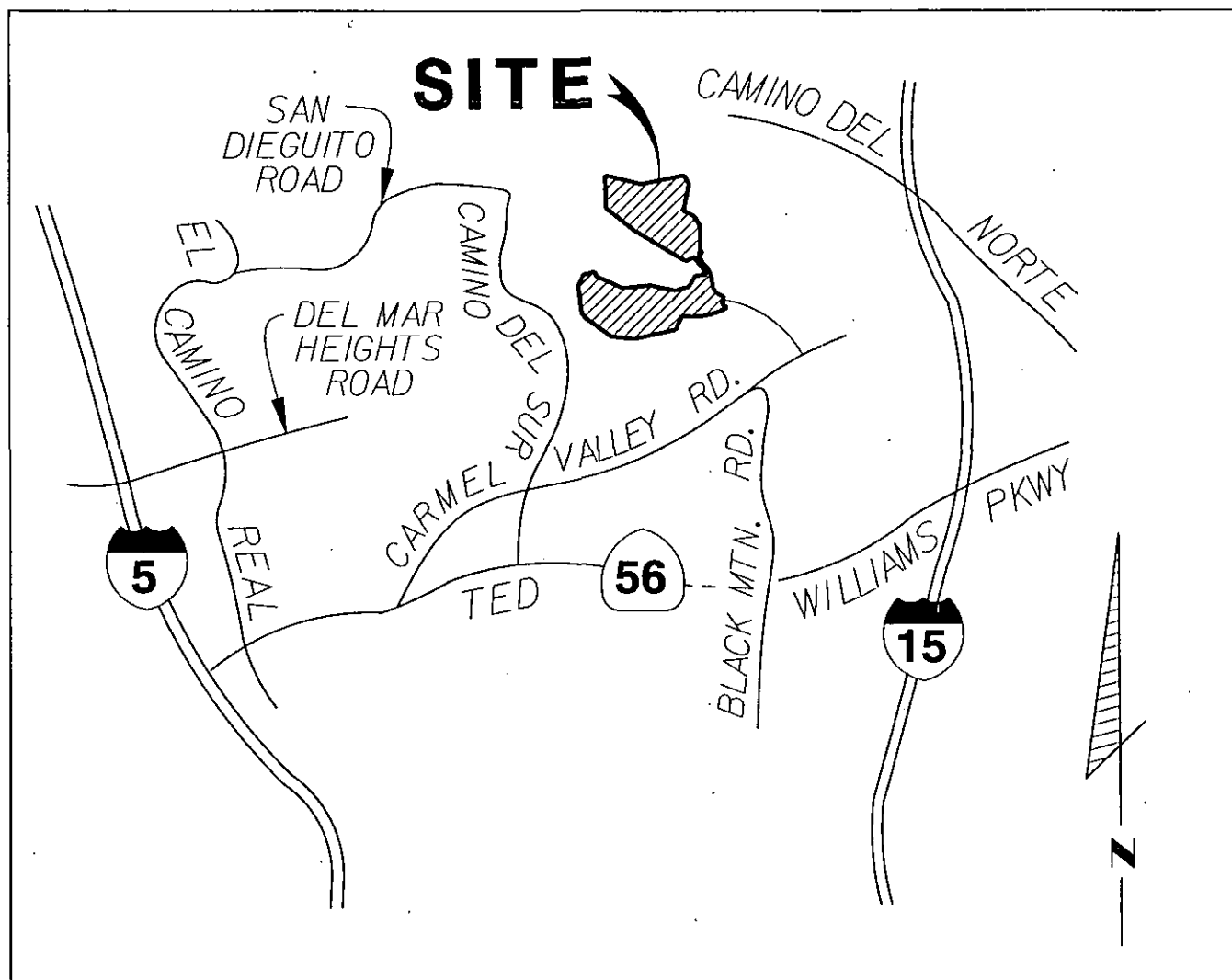
San Diego Revise Date Description Change Previous Version

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000063





# VICINITY MAP

NO SCALE

000065